



Landmarks & Urban
Conservation Commission



Agenda Number: 7
Case No.: 09LUCC-50049
Project # 1008068
January 13, 2010

Staff Report

Agent	Edgar Boles
Applicant	City of Albuquerque Planning Department
Request	Recommendation of Approval to map the historic overlay zone on the Silver Hill Historic District
Legal Description	Multiple tracts and multiple blocks of the Terrace Addition and the Buena Vista Heights Addition (see attached map)
Address/Location	Gold, Silver and Lead Avenues SE between Yale Blvd. and Sycamore St. SE
Zoning	SU2/SF, DR, UC

Staff Recommendation

**APPROVAL of Case # 09LUCC-50049,
Project #1008068, a request for a
Recommendation of Approval to the City
Council to map the historic overlay zone
on the Silver Hill Historic District.**

Maryellen Hennessy, Staff Planner

Summary of Analysis

This request is for a Recommendation of approval of an application to map the historic Overlay Zone on the major portion of the Silver Hills Historic District.

The applicant is requesting a thirty-day deferral so that a public informational meeting can be held in December.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance

City Departments and other interested agencies were given the opportunity to review this application from xx to xx Agency comments that were received were used in the preparation of this report, and begin on page xx.

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Recommendation to City Council to map Historic Overlay Zone</i>
<i>Historic Location</i>	<i>Silver Hills Historic District</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>			
<i>Site to the North</i>			
<i>Sites to the South</i>			
<i>Sites to the East</i>			
<i>Site to the West</i>			

Background, History and Context

The Silver Hills Historic District was listed on the National Register of Historic Places and the State Register of Cultural Properties in 1986. It is cited in the nomination as Albuquerque's best example of the first suburban subdivisions built on the east mesa just after World War 11.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

Albuquerque-Bernalillo County Comprehensive Plan of 1988, amended 2003

The site is within the Established Urban Area in the Comprehensive Plan. The Goal of the Established Urban Area (Section II.B.5) is to *create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.*

Policy d is applicable: *The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.*

This site is in the Central Urban Development Area, a portion of the Established Urban Development Area as defined in the *Comprehensive Plan*, and is subject to the policies of Section II.B.6 as well as the Established Urban Area policies. The Goal of the Central Urban Area is to *promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.*

This site is a Historic Resource in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation (Section II.C.5). The Historic Resources Goal is to *protect, reuse or enhance significant historic buildings and districts.*

Applicable Historic Resources policies include:

Policy a: Efforts to provide incentives for the protection of significant buildings and districts shall be continued and expanded.

Possible techniques cited include 2) *Examine legal and financial incentives to facilitate designation and protection of historic districts, structures and sites”* and 3) *Amend City and County ordinances to preserve designated structures.*

Policy b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate.

Possible techniques cited include 4) *Map the Historic Overlay Zone in qualifying historic districts.*

The Community Identity and Urban Design (Section 11.C.9) goal is also applicable to this request. The goal is to *preserve and enhance the natural and built characteristics, social and cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collection of neighborhoods.*

Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon:

1) The natural environment 2) the built environment and 3) local history.

University Neighborhoods Sector Development Plan

The site is within the boundaries of the University Neighborhoods Sector Development Plan (rank 2)

Albuquerque Comprehensive Zoning Code

§ 14-16-2-28 of the Comprehensive Zoning Code provides for the mapping of Overlay Zones in addition to the provisions of another zone. § 14-16-2-8 (B) addresses **Historic Overlay Zones**. Section 1 states the criteria for eligibility:

(1) General. This overlay zone may be used in any area which is suitable for preservation and which has historical, architectural or cultural significance, and which in addition:

- (a) Embodies the distinctive characteristics of a type, period, or method of construction;
- (b) Portrays the environment of a group of people in an era of history characterized by a distinctive architectural type;
- (c) Has yielded, or is likely to yield, information important in history or prehistory;
- (d) Possesses high artistic values; or
- (e) Has a relationship to designated landmarks or a historic zone which makes the area's preservation critical

§14-16-2-28 (D) provides for the Controls and Procedures in an **HO** Historic Overlay Zone. The area's distinctive characteristics and general preservation guidelines for the area are to be identified by the City Council in the resolution applying the **HOZ**. Specific development guidelines are to be adopted later by the Landmarks and Urban Conservation Commission.

Alterations, construction and demolition in the **HOZ** subject the Landmarks and Urban Conservation Ordinance procedures for Certificates of Appropriateness.

The HOZ is mapped through the regular zone map amendment procedures as provided in § 14-16-4-1 of the Code except that the Landmarks and Urban Conservation Commission shall conduct a public hearing on the application and on the basis of plans, policies and ordinances, the Landmarks and Urban Conservation Commission may recommend approval, denial or amendment of the application.

If the recommendation is for approval or amendment, the application is transmitted to the Planning Commission for review. The Planning Commission shall conduct a review only if relevant events have occurred since the Landmarks Commission hearing or if they conclude that a hearing is necessary to carry out the intent of the code. The Planning Commission forwards the application to the City Council with the Landmark Commission's recommendations and the Planning Commission's evaluation.

Only the City Council is authorized to approve any **HOZ** with required public notice.

Landmarks and Urban Conservation Ordinance

The purpose of this ordinance is to:

“Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.”

Among the Powers and Duties of the Commission provided for in § 14-12-6 is to:

- (C) Conduct a public hearing on an application for a historic or urban conservation overlay zone. The Commission may recommend approval or amendment of such an application to the City Council or it may deny the application. Procedures for an appeal of a denial are prescribed by the Zoning Code.

The Landmarks and Urban Conservation Ordinance includes the procedures and criteria for approval of Certificates Of Appropriateness for alteration, construction and demolition of properties within a **HOZ**.

ANALYSIS

The Silver Hills historic district is an area of historical, cultural and architectural significance in the City of Albuquerque. This significance is evidenced by its listing on the State Register of Cultural Properties and the National Register of Historic Places. These programs have high standards for evaluating the architectural integrity of a proposed district and for evaluating the significance of a proposed district to a local or national historic narrative.

There have been changes to the district since its listing on the registers due to a lack of development controls. On the whole, however, the district still conveys a very strong sense of its original character.

The request to map the historic overlay zone on the historic district is consistent with adopted City plans and policies.

This site is a Historic Resource in terms used in the *Comprehensive Plan*. Chapter II, Section 5, Historic Resources Goals and Policies states:

“The Goal for Historic Resources is to protect, reuse or enhance significant historic buildings and districts.” Policy b states: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate. Of the possible techniques cited for implementation of the policy, #4 specifically states: Map the Historic Overlay Zone in qualifying historic districts.”

Designation of an overlay zone will provide the opportunity for review of development that has the potential to alter the historic and architectural character of the historic district, thereby protecting the historic resource.

The designation of an overlay zone is consistent with the goal and policies of the Central Urban Area as defined in the Comprehensive Plan. The Goal of the Central Urban Area is to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The Goal of the Established Urban Area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable Established Urban Area policies include:

Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.”

Policy o: “Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

Additional Considerations

The Silver Hills, Spruce Park, Sycamore and University Heights Neighborhood Associations were notified of this application. Property owners within and within 100 feet of the proposed overlay zone were also notified.

Conclusions